



**Board of Commissioners of Cook County
Minutes of the Business and Economic Development Committee**

Wednesday, June 27, 2018

9:15 AM

**Cook County Building, Board Room
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: García, Moody, Deer, Gainer and Morrison (5)

Absent: Arroyo, Butler, Moore and Schneider (4)

PUBLIC TESTIMONY

Chairman asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

There were no public speakers

[18-4453](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 06/06/2018

A motion was made by Vice Chairman Moody, seconded by Commissioner Morrison, to approve 18-4453. The motion carried by the following vote:

Ayes: García, Moody, Deer, Gainer and Morrison (5)

Absent: Arroyo, Butler, Moore and Schneider (4)

[18-3983](#)

Sponsored by: TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

EXCEL COLOR CORPORATION 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Excel Color Corporation

Address: 220 Bond Street, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15

Permanent Index Number: 08-22-102-027-0000; 08-22-1020-028-0000 and 08-22-1020-188-0000

Municipal Resolution Number: Village of Elk Grove Resolution Number 16-17

Number of month property vacant/abandoned: 12 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Two (2) - three (3) full-time jobs

Estimated Number of jobs retained at this location: 11 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 15 construction jobs

Proposed use of property: Industrial use manufacturing and distribution of industrial coatings, sealants, plastic, artistic clay and more.

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Morrison, to recommend for approval 18-3983. The motion carried by the following vote:

Ayes: García, Moody, Deer, Gainer and Morrison (5)

Absent: Arroyo, Butler, Moore and Schneider (4)

[18-3984](#)

Sponsored by: TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

ESCORZA LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Escorza LLC

Address: 1901 Greenleaf Avenue, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove

Cook County District: 15

Permanent Index Number: 08-35-104-066-0000

Municipal Resolution Number: Elk Grove Village, Resolution Number 24-16

Number of month property vacant/abandoned: Five (5) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 19 full-time jobs

Estimated Number of jobs retained at this location: 16 full-time jobs, 44 part-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 10-20 construction jobs

Proposed use of property: Industrial use - warehousing and distribution of flooring products

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the

municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Deer, to recommend for approval 18-3984. The motion carried by the following vote:

Ayes: García, Moody, Deer, Gainer and Morrison (5)

Absent: Arroyo, Butler, Moore and Schneider (4)

[18-3986](#)

Sponsored by: TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

WOLF FAMILY ENTERPRISES, LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Wolf Family Enterprises, LLC

Address: 1001 Morse Avenue, Elk Grove Village

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15

Permanent Index Number: 08-34-308-002-0000

Municipal Resolution Number: Elk Grove Village, Resolution Number 45-16

Number of month property vacant/abandoned: 13 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Three (3) to Five (5) full-time jobs

Estimated Number of jobs retained at this location: 25 full-time jobs, 10 part-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 10-20 construction jobs

Proposed use of property: Industrial use, manufacturing and distribution for remanufacturing and distribution of aluminum wheels

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that

justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Morrison, to recommend for approval 18-3986. The motion carried by the following vote:

Ayes: García, Moody, Deer, Gainer and Morrison (5)

Absent: Arroyo, Butler, Moore and Schneider (4)

[18-3987](#)

Sponsored by: TONI PRECKWINKLE (President) and SEAN M. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

MLRP MESSENGER, LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real

Property Assessment Classification 6b application containing the following information:

Applicant: MLRP Messenger, LLC

Address: 100 E. Howard Avenue, Des Plaines, Illinois

Municipality or Unincorporated Township: Des Plaines

Cook County District: 17

Permanent Index Number: 09-30-101-035-0000

Municipal Resolution Number: City of Des Plaines, Resolution Number R-70-18

Number of month property vacant/abandoned: 43 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 25-70 full-time jobs

Estimated Number of jobs retained at this location: Not available

Estimated Number of employees in Cook County: Not available

Estimated Number of construction jobs: 10 construction jobs

Proposed use of property: Industrial use, warehousing and/or distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes or No

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

WHEREAS, Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Vice Chairman Moody, seconded by Commissioner Morrison, to recommend for approval 18-3987. The motion carried by the following vote:

Ayes: García, Moody, Deer, Gainer and Morrison (5)

Absent: Arroyo, Butler, Moore and Schneider (4)

ADJOURNMENT

A motion was made by Vice Chairman Moody, seconded by Commissioner Deer to adjourn the meeting. The motion carried by the following vote:

Ayes: García, Moody, Deer, Gainer and Morrison (5)

Absent: Arroyo, Butler, Moore and Schneider (4)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.